

DISTRICT OF FORT ST. JAMES
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 1085, 2025

A Bylaw to amend the "Official Community Plan Bylaw No. 872, 2010".

The Council of the District of Fort St. James in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the "Official Community Plan Amendment Bylaw No. 1085, 2025."

AMENDMENTS

2. That "Official Community Plan Bylaw No. 872, 2010", be amended as follows:
 - (a) That "Table 7 – Housing Densities" of section 5.1 be repealed and replaced as follows:

Table 7 - Housing Densities		
Residential Designation	Maximum Density or Minimum Lot Size	Overall Intent
Rural Holdings	1 lot per 20 hectares	Areas to be maintained in resource use such as forestry and agriculture, as well as natural open spaces.
Rural A - Large Rural Residential	1 lot per 10 hectares	Rural A is low density rural residential development, including hobby farms.
Rural B - Small Rural Residential	1 lot per 2 hectares	Rural B is a moderate density rural residential development.
Rural C - Rural Residential	1 lot per 1300 m ²	Rural C is a moderate density rural residential development.
Urban	Max 65 units per hectare	Within Urban Containment Boundary to provide a mix of 75% single-detached homes and 25% Multi-Family Homes.

- (b) That section 5.3 subsection i. be repealed and replaced as follows:
 - i. It is the policy of Council to contain urban development to the Urban Containment Boundary;
- (c) That section 5.3 subsection ix. be repealed.
- (d) That the legends of ‘Schedule “B” – Land Use Map’ and ‘Schedule “C” – Land Use Map, Townsite’ be amended to replace “Rural C – Existing Rural Residential” with “Rural C – Rural Residential”.
- (e) That ‘Schedule “B” – Land Use Map’ and ‘Schedule “C” – Land Use Map, Townsite’ be amended by re-designated lands legally described as Part of District Lot 3185, Range 5, Coast District, Plan 5043, except Plan 6586, from Rural B – Small Rural Residential to Rural C – Rural Residential and Park as shown in Appendix ‘A’ attached to and forming part of this bylaw:

CONSEQUENTIAL AMENDMENTS

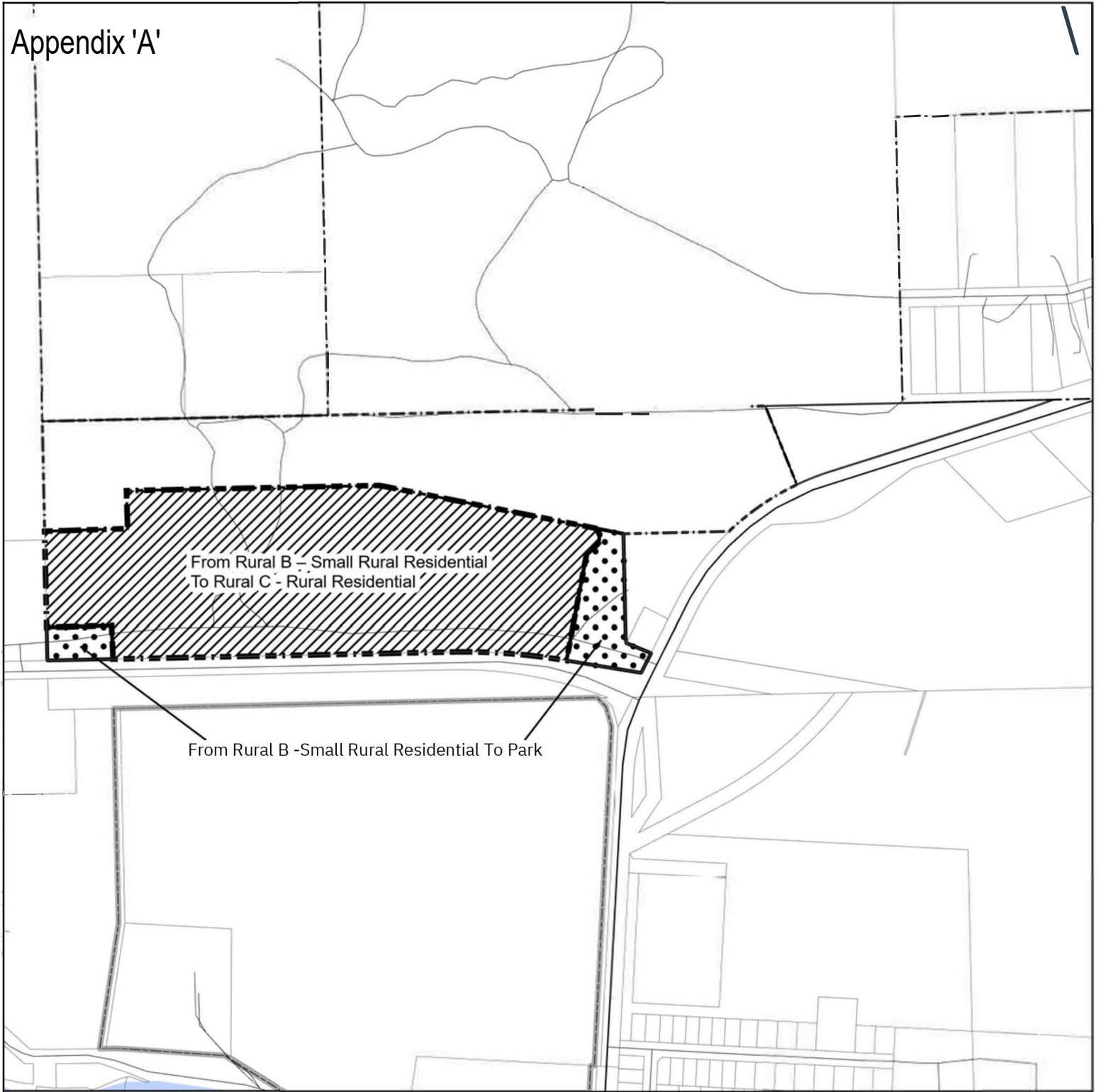
- 3. The “Official Community Plan Bylaw No. 872, 2010” is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

READ FOR A FIRST TIME THIS **8** DAY OF **APRIL** , 2025.
 CONSIDERED AT PUBLIC HEARING DAY OF , 2025
 READ FOR A SECOND TIME THIS DAY OF , 2025.
 READ FOR A THIRD TIME THIS DAY OF , 2025.
 ADOPTED THIS DAY OF , 2025.

 Mayor

 Corporate Officer

Appendix 'A'



Official Community Plan Amendment
Bylaw No. 1085, 2025

